

AGENDA

BOARD OF ZONING APPEALS MARCH 16, 2004

COUNCIL CHAMBERS 7:30 P.M.

CALL TO ORDER

ROLL CALL

ITEM #1 – APPROVAL OF MINUTES, MEETING OF FEBRUARY 17, 2004

RENEWAL ITEMS

ITEM #2 – RENEWAL REQUESTED. K-MART, 100 E. MAPLE, for relief of the Ordinance, which will allow for an outdoor display of plant material, during the months of April through July, in front of K-Mart along the north side of the fenced area and a four-foot section of the sidewalk at the west end of the building, adjacent to the building.

POSTPONED ITEMS

ITEM #3 – VARIANCE REQUESTED. STEPHAN SLAVIK, 2949 VINEYARDS, for relief of the rear yard setback to construct a new, enclosed swimming pool addition on the rear of the existing home. This addition would result in an 18' rear yard setback where Section 30.10.01 requires a 45' rear yard setback in R-1A Zoning Districts.

PUBLIC HEARINGS

ITEM #4 – VARIANCE REQUESTED. MR. & MRS. HOWARD ALEXANDER, 5186 FEDORA, for relief of the rear yard setback to construct a sunroom addition. This addition would result in a 37.5 rear yard setback where Section 30.10.04 requires a 40' minimum rear yard setback in R-1C Zoning Districts.

ITEM #5 – VARIANCE REQUESTED. MR. & MRS. MIKE COLAUTTI, 2839 LANERGAN, for relief of the rear yard setback to construct an addition. The proposed master suite addition would result in a 43'-8" rear yard setback where Section 30.10.02 of the Zoning Ordinance requires a 45' minimum rear yard setback in R-1B Zoning Districts.

ITEM #6 – VARIANCE REQUESTED. MR. DAVID CAMPBELL, 2730 HYLANE, for relief of the front yard setback to construct an attached garage. This garage would result in a 26' front yard setback to Bronson, where Section 30.10.01 requires a 40' minimum front yard setback in R-1A Zoning Districts.

ITEM #7 – VARIANCE REQUESTED. MR. JACK BRONKA, 6779 SERENITY, for relief of the rear yard setback to construct a patio enclosure. This patio enclosure would result in a 39' rear yard setback, where Section 30.10.02 requires a 45' minimum rear yard setback in R-1B Zoning Districts.

ITEM #8 – VARIANCE REQUESTED. MR. SCOTT BOSLEY, 3601 JENNINGS, for relief of the rear yard setback to construct a family room addition, which would continue an existing 25' rear yard setback. Section 30.10.04 of the Zoning Ordinance requires a minimum 40' rear yard setback in the R-1C Zoning District.

ITEM #9 – VARIANCE REQUESTED. SHARON MANNING, 2637 E. SQUARE LAKE (PROPOSED ADDRESS), for relief of the setback to construct a single family home. This proposed home would have a 29.33' front yard setback to the future right of way line. Section 10.60.03 of the Zoning Ordinance requires a 50' minimum setback from the East Square Lake master thoroughfare plan right-of-way line.

OTHER BUSINESS

ITEM #10 – REQUEST FOR FINAL ACTION. PAUL FLECK, 2805 RANIERI, for relief of Section 30.10.05 to construct a patio enclosure addition, which would result in a 27'-6" rear yard setback where 40' is required.

AGENDA EXPLANATION

BOARD OF ZONING APPEALS

MARCH 16, 2004

2. K-Mart, 100 E. Maple. Petitioner is requesting renewal of a variance granted by this Board on a yearly basis since 1978, which allows for an outdoor display of plant materials in front of Kmart along the north side of the fenced area and four-foot section of the sidewalk, at the west end of the building, adjacent to the building. This display is used for plants and flowers, and the variance is valid during the months of April through July. This request has been subject to the petitioner providing a corral type fence to both enclose the area of the display and maintain a safe sidewalk at the same time. This item last appeared before this Board at the meeting of March 18, 2003 and was granted a one-year renewal at that time. Conditions remain the same and we have no complaints or objections on file.

3. Mr. & Mrs. Stephen Slavik, 2949 Vineyards Dr. Petitioner is requesting relief of the Zoning Ordinance to construct a new, enclosed swimming pool addition on the rear of the existing home. The site plan submitted indicates the addition will result in an 18' rear yard setback to the south property line. Section 30.10.01 requires a 45' rear yard setback in R-1A Zoning Districts.

This item first appeared before this Board at the meeting of January 20, 2004 and was postponed to allow the petitioner the opportunity of a full board. This item again appeared before this Board at the meeting of February 17, 2004 and was postponed to this meeting at the request of the petitioner.

4. Mr. & Mrs. Howard Alexander, 5186 Fedora. Petitioner is requesting relief of the Zoning Ordinance to construct a sunroom addition. The site plan submitted indicates that the proposed sunroom addition will result in a 37.5' rear yard setback. Section 30.10.04 of the Zoning Ordinance requires a 40' minimum rear yard setback in R-1C Zoning Districts.

5. Mr. & Mrs. Mike Colautti, 2839 Lanergan. Petitioner is requesting relief of the Zoning Ordinance to construct an addition to their home. The construction drawings include a proposed master suite addition with a proposed 43'-8" rear yard setback. Section 30.10.02 of the Zoning Ordinance requires a 45' minimum rear yard setback in R-1B Zoning Districts.

6. David Campbell, 2730 Hylane. Petitioner is requesting relief of the Zoning Ordinance to construct an attached garage. This lot is a double front corner lot with front yard requirements along both Hylane and Bronson. Section 30.10.01 of the Zoning Ordinance requires a 40' minimum front yard setback in R-1A Zoning Districts. The site plan submitted indicates a proposed 26' front yard setback from the garage addition to Bronson.

AGENDA EXPLANATION

BOARD OF ZONING APPEALS

MARCH 16, 2004

7. Jack Bronka, 6779 Serenity. Petitioner is requesting relief of the Zoning Ordinance to construct a patio enclosure. The site plan submitted indicates the proposed patio enclosure would result in a 39' rear yard setback. Section 30.10.02 requires a 45' minimum rear yard setback in R-1B Zoning Districts.

In December 1987, this Board granted a variance to maintain a deck, which was constructed to within 33.2' of the rear property line, where a minimum 35' rear yard setback was required. Petitioners are proposing to remove the existing deck and construct this smaller room enclosure.

8. Scott Bosley, 3601 Jennings. Petitioner is requesting relief of the Ordinance to construct a family room addition. This property was granted a variance in 1966 to construct an addition with a 25' rear yard setback. The owner now wishes to construct another addition continuing this same 25' rear yard setback. Section 30.10.04 of the Zoning Ordinance requires a minimum 40' rear yard setback in the R-1C Zoning District.

9. Sharon Manning, 2637 E. Square Lake (proposed address). Petitioner is requesting relief of the Ordinance to construct a new single-family home at 2637 E. Square Lake Road (proposed address). Section 10.60.03 requires a 50' minimum setback from the East Square Lake master thoroughfare plan right-of-way line. The site plan submitted indicates a proposed 29.33' front yard setback to this future right-of-way line.

10. Paul Fleck, 2805 Ranieri. Petitioner is requesting relief of the Ordinance to construct a patio enclosure on the rear of his home. The site plan submitted indicates a 26' rear yard setback to the proposed patio enclosure. Section 30.10.05 of the Ordinance requires a 40' minimum rear yard setback in R-1D Zoning Districts. This item last appeared before this Board at the meeting of December 16, 2003. At that time, motions both to approve the request and to table the item failed on a 3 – 3 tie vote. No motion on this request has been passed by a majority of the Board. In effect, the Board has not taken any action on this request. Therefore, we bring the item back to the Board for final disposition.